

CARLISLE PLANNING BOARD

MINUTES

JULY 24, 1989

Present:

George B. Foote, Chairman
Vivian F. Chaput
Stephen F. Davis
Sylvia Sillers
Stephen Tobin
Norman S. Lindsay
Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:00 p.m.

Minutes

On motion by Mr. Lindsay seconded by Ms. Sillers, the Board voted unanimously to approve the minutes of June 26, 1989, with insignificant corrections. On motion by Ms. Chaput seconded by Mr. Lindsay, the Board voted unanimously to approve the minutes of July 10, 1989, with insignificant corrections. On motion by Mr. Tobin seconded by Ms. Sillers, the Board voted unanimously to approve the minutes of July 17, 1989, as presented.

Road acceptance information release

After making some changes to the draft presented, the Board instructed Mrs. Olden to prepare and send out an information release to local real estate agencies about the status of unaccepted roads.

Continued public hearing on Special Permit for pond at Clark Farm Road

At 8:15 p.m., Chairman Foote called to order the public hearing continued from July 10, 1989, on the application of Grant M. Wilson for a Special Permit pursuant to Section 5.2.5 of the Carlisle Zoning Bylaws for a private pond in excess of 0.5 acre at premises at 201 Clark Farm Road in a Wetland/Flood Hazard District.

Noting that the time for recommendations by the referral agencies had elapsed and that no recommendations had been received, on motion by Mr. Tobin seconded by Ms. Chaput, the Planning Board voted unanimously to grant the requested Special Permit on the basis of the following findings: 1. the pond will not be detrimental to public health, safety and welfare because it will be under an Order of Conditions of the Conservation Commission; 2. the pond will be in harmony with the general purpose and

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intent of this bylaw because it is not contrary to the character of Residence District B in which it is located; 3. the pond does not affect compliance with the provisions of this bylaw that are applicable to the underlying Residential District B; and 4. there will be no serious effects of the pond observable at the lot lines and activity relating to the pond will be all on the site; and subject to the condition that the Special Permit shall lapse if, within two (2) years from the date of granting of the Special Permit, a substantial use of the Special Permit has not commenced.

Chairman Foote closed the public hearing at 8:30 p.m.

Continued public hearing on Hayes Farm amendment to plan

At 8:32 p.m. Chairman Foote called to order the public hearing continued from June 26, 1989, on the application of Hayes Farm Partnership to modify the previously approved subdivision plans to shift the first 1117 feet of Hayes Farm Road into the Town of Concord, in order to eliminate extensive wetland filling. Noting a request from the applicant for further continuation of the hearing until review of the project by the Town of Concord is complete, at 8:32 p.m. Chairman Foote continued the public hearing until August 28, 1989, at 8:30 p.m.

Request to amend Conservation Cluster Permit for Clark Farm Road

Representing the Carlisle Land Trust, Edward Heald presented a request to alter the building envelopes approved under a Special Permit granted on July 14, 1986 for Clark Farm. Mr. Heald presented a plan and explained that the requested change for Lot 4 is for a temporary guest house and the change for Lot 3 is to accommodate a swimming pool. After discussion about the specifics and the degree of significance of the request, the Board noted that this Conservation Cluster is the focus of considerable community interest and decided to notify abutters and hold a public hearing in order to receive comments from the public concerning this request. The applicant agreed to stake out the expanded building envelopes and to indicate the 184' elevation shown as a restriction on the plan.

Elizabeth Ridge Amended Plan showing guardrail

Because of compensatory storage area required by the Conservation Commission, there is now a 3:1 slope at the roadside which compromises vehicular safety. The applicant's representative presented a plan and construction diagram for the installation of 35 feet of wooden guardrail in seven sections and said that there is an eight-foot drop at the lowest point from the road. In answer to a question, he explained that the original plan for

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compensatory storage area was changed because the original area was not cut deep enough and electric wires prevented recutting the area to make it deeper. On motion by Mr. Tobin seconded by Ms. Chaput, the Board voted unanimously that the requested change is not significant and does not require a public hearing. Noting that the consulting engineer's report had not yet been received by the Board, Chairman Foote scheduled further consideration of this request for 8:00 p.m. on August 14, 1989.

Release of Lots 18 and 19, Monroe Hill

On motion by Mr. Davis seconded by Mr. Lindsay, the Board voted unanimously to release Lots 18 and 19 from a Covenant dated October 29, 1979, after noting that these lots had already been released from a later Covenant.

Continued public hearings on Ice Pond Road Conservation Cluster and Common Driveways

At 9:24 p.m., Chairman Foote called to order the public hearings continued from July 10, 1989 on application of Charles Boiteau for a Special Permit for a Conservation Cluster pursuant to Section 5.5 of the Carlisle Zoning Bylaws for property known as "Ice Pond Road" on a Definitive Plan submitted concurrently with the Special Permit application and application of Charles Boiteau for Special Permits for two Common Driveways ("A" and "B") pursuant to Section 5.4 of the Carlisle Zoning Bylaws for property known as "Ice Pond Road" on a Definitive Plan submitted concurrently with the Special Permit applications.

Noting that two Board members who had not attended all of the public hearing sessions had voted at the last meeting in a series of votes to determine if the preservation of the resources shown on the demonstration "ANR" plan serve the objectives of the bylaw and in a vote to determine if the open space and trail easement merit preservation, Chairman Foote pointed out that eliminating their votes would not change the series of votes but might change the vote on merit. The applicant requested that the vote on merit be taken again. On motion by Ms. Chaput seconded by Mr. Davis, Ms. Chaput and Ms. Sillers voted that the natural resources connected with open space 1, 2, and 3 and the trail easement shown or to be shown on the Ice Pond Road Conservation Cluster demonstration "ANR" plan merit preservation. Mr. Davis, Mr. Tobin, and Mr. Foote voted in opposition. Chairman Foote declared that the the result of the vote had not changed and that the proposed natural resources fail on the question of aggregate merit.

Mr. Boiteau then presented a new concept, which he described as a hybrid between the "2000-foot road plan" and the conservation

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cluster plan. He explained that this concept has only one common driveway and by providing more room removes the burden of the trail for use by horses from the two houses near the trail. Mr. Boiteau pointed out a portion of his property which is 186 feet from Rutland Street and said he would include it in the open space in order to facilitate access to the State Park from Rutland Street. He added the following information: this concept would require an amendment to the approved definitive plan; this concept reduces wetland filling; and this concept would leave 280 feet between the abutting Ernstoff house and the front house of the subdivision.

After brief discussion, it was the consensus of the Board members that they would support this concept. When Mr. Ernstoff said he wishes to be sure that there are in fact 280 feet between his house and the front house, Mr. Boiteau said he would measure it for him. Mr. Boiteau also said he would restrict the use of the front lot to retain a natural state at the front. In speaking of the character of the new proposal and perception of the development from the outside, Mr. Boiteau said that Planning Board members and staff were free to visit the site at any time to assess the effect of the proposal.

At 10:15 p.m., Chairman Foote continued the public hearings until August 14, 1989, at 9:30 p.m.

Fire pond for Ice Pond Road Approved Subdivision

On motion by Ms. Sillers seconded by Mr. Davis, Ms. Sillers, Mr. Davis, Ms. Chaput, Mr. Tobin, and Mr. Foote voted to grant a waiver of the requirement of Section 4.F of the Carlisle Planning Board Rules and Regulations Governing the Subdivision of Land that the fire hole for the Ice Pond Road subdivision be enclosed by a chain link fence, subject to the following conditions: demonstration to the satisfaction of the Planning Board a capacity of 10,000 gallons throughout the year as required by Section 4.F.2.B. and deeding of an easement to the Town of Carlisle by the owner of the pond to provide access to the water and for maintenance as required by Section 4.F.4.

Erosion control monitoring at Cranberry Hill Road subdivision

The members instructed Mrs. Olden to inquire if Pat Loring, an independent contractor who also serves as the Conservation Commission Administrator, would contract with the Planning Board to monitor erosion control measures at Cranberry Hill. The members also instructed Mrs. Olden to confirm with Town Counsel that a recent court decision concerning entry onto property for inspection purposes by Conservation Commission members or agents does not effect the Planning Board right of entry under M.G.L.

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Ch. 41, Sec. 81-CC.

Swanson property development

Ms. Chaput reported that she has asked the engineer for the Swanson property development project to meet with the Board while the plan is still in its early stages.

Meeting adjourned at 10:45 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant